

Elmsford/Greenburgh, NY

320 Saw Mill River Road (Route 9A)

**PAD SITE
FOR LEASE**



AVAILABLE:

3,000 SF Proposed Pad Site

CO-TENANTS:

ShopRite & Taco Bell/KFC

NEIGHBORING RETAILERS:

Sam's Club, Home Depot, M&T Bank, Dunkin', Stop & Shop, CVS, GoHealth Urgent Care, Chipotle, Starbucks, Orangetheory Fitness, Northwell Health, Anytime Fitness, Chase, Best Plumbing, Trustco Bank, Wendy's, Montefiore Einstein Advance Care, Westchester Medical Center, Citibank, Captain Lawrence Brewing Company, FedEx Ship Center, Amazon Fulfillment, Marriott, Sheraton and more

ADDITIONAL INFORMATION:

- Prime Pad Site Opportunity Located in a ShopRite Anchored Shopping Center Across from Sam's Club
- 207' of Prominent Frontage Directly Along Saw Mill River Road (Rte. 9A)
- Close Proximity to I-287, Sprain Brook Parkway and Bronx River Parkway
- 21 Parking Spaces

TRAFFIC COUNTS:

20,608 Cars Per Day Along Saw Mill River Road (Route 9A)

ASKING RENT:

Call For Details

CAM/TAXES:

Call For Details

AREA DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Population	76,088	186,418	709,244
Avg. HH Income	\$146,660	\$156,293	\$157,963

**For More Information,
Please Contact:**

914-237-3400

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Karnit@RoyalPropertiesInc.com



ROYAL
PROPERTIES

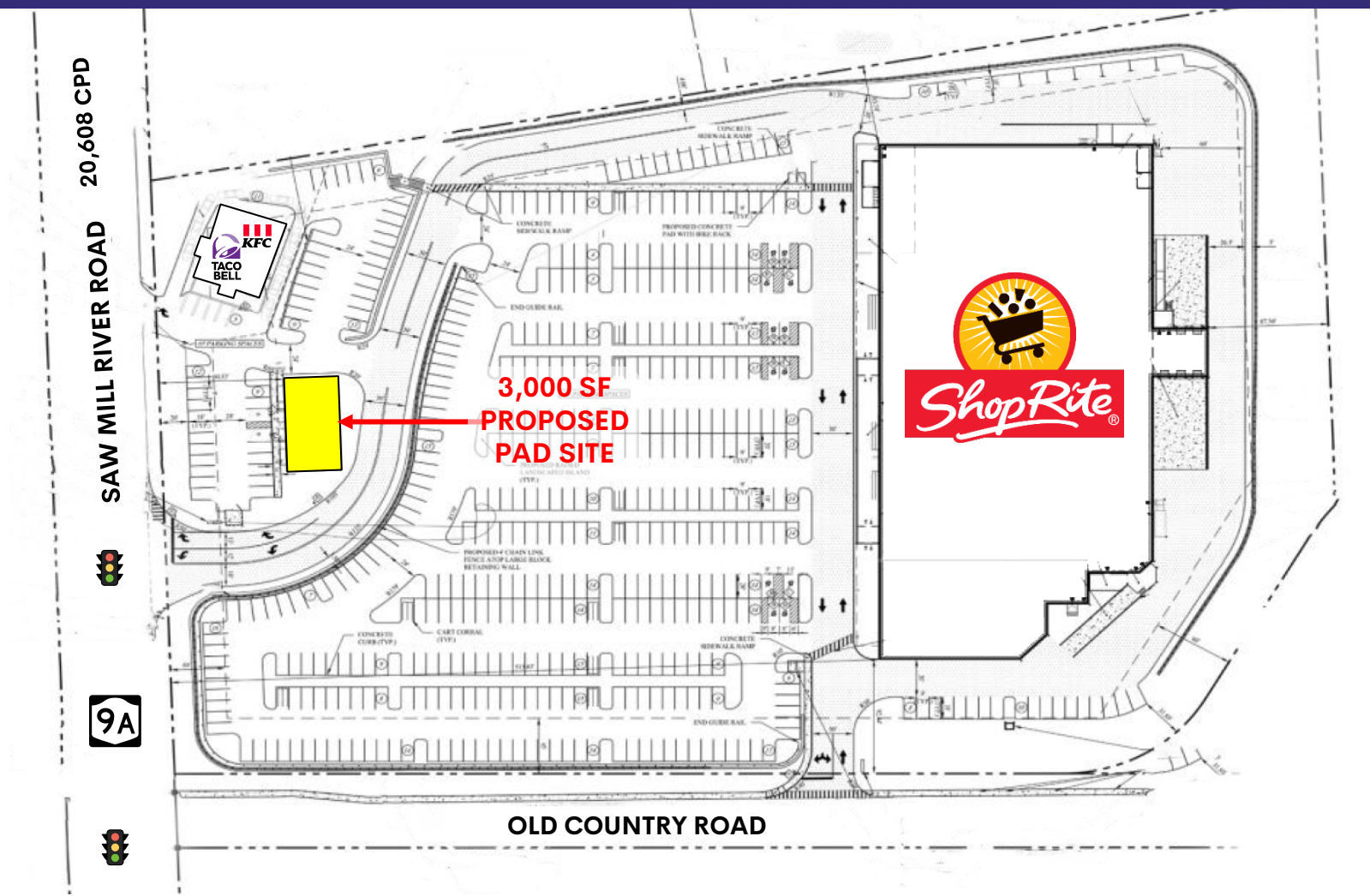
www.RoyalPropertiesInc.com

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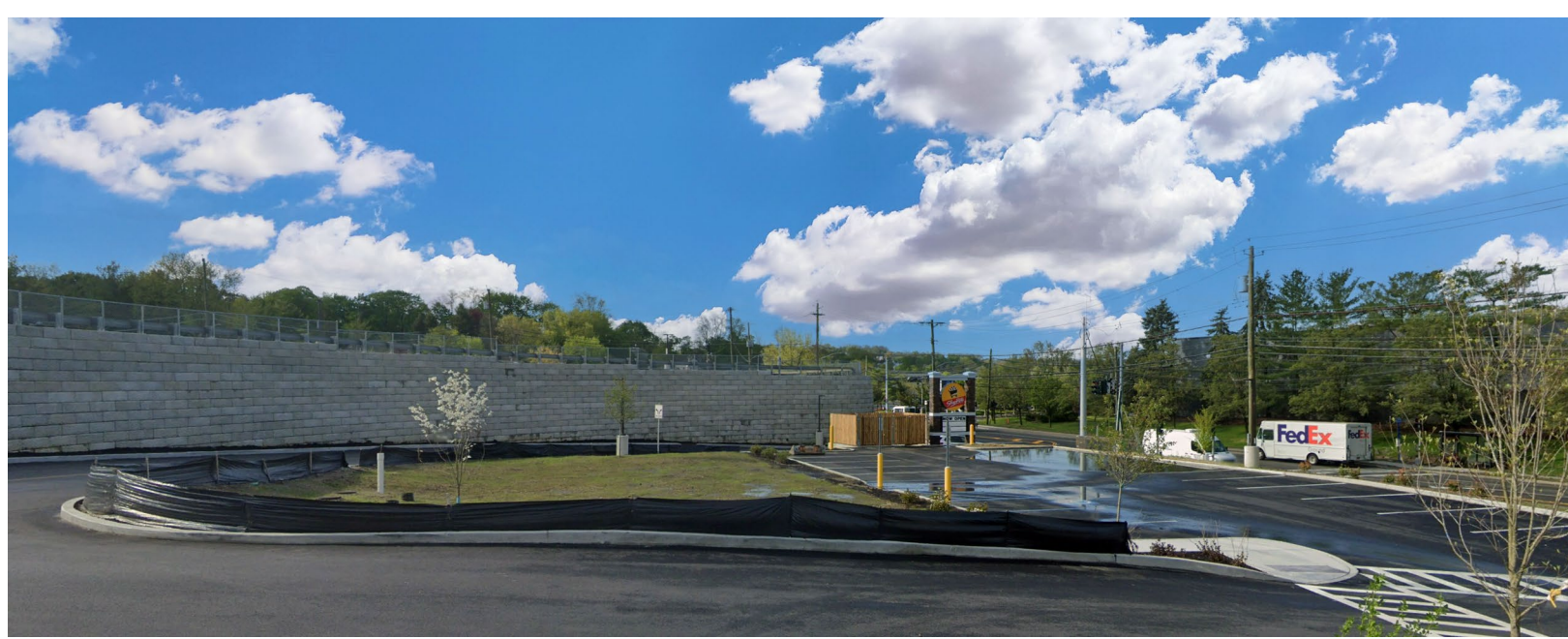
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